

EXHIBIT C

	A	B	C	D
1	Monthly Cash-Flow Projections	Gelt Financial	Gelt Properties	Total
2	Revenues			
3	Interest Income	130,000		130,000
4	Rental Income	18,930	27,700	46,630
5	Fee Income		5,500	5,500
6	Other Income	500		500
7	Total Revenues	149,430	33,200	182,630
8	Direct Costs:			
9	Interest Expenses -Lending	44,190	6,400	50,590
10	Other Direct Costs - Real Estate Holdings	10,000	16,100	26,100
11	Total Direct Costs	54,190	22,500	76,690
12	Gross Margin	95,240	10,700	105,940
13	Operational Costs			
14	Salaries and benefits	56,000	7,000	63,000
15	Occupancy	22,820		22,820
16	Foreclosure Costs (sheriff Fees and costs - Estimated)	9,000		9,000
17	Other Expenses	7,400		7,400
18	Total Operational Costs	95,220	7,000	102,220
19	Operational Income (Loss)	20	3,700	3,720
20	Principal Payment Term Loan		(3,100)	
21	Net Cash Flow		600	
22				
23				
24	Expenses related to Collateral			
25	Real Estate expenses	10,000	16,100	26,100
26	Foreclosure Costs (sheriff Fees and costs - Estimated)	9,000		9,000
27	Legal and Collection in House (Axel and Amy)	7,000	7,000	14,000
28	Maintenance - on our payroll	12,000		12,000
29	Payroll taxes and benefits - relating to personnel for maintenance	2,400		2,400
30	Insurance on Properties owned and forced placed	3,000		3,000
31	Total	43,400	23,100	66,500
32				
33				

7/27/2011

Interest to banks Lenders and East Coast

	A	G	H	I	J	K	L
1	Gelt Financial Banks	Loan	Rate	Annual	Monthly	Due on	
2	5105 . NPB GBC	1,640,000	3.00%	49,200	4,100	15th	
3	5106 . Unlvest \$1MM Line	4,557,000	3.50%	159,495	13,291	15th	
4	5108 . Interstate Interest	160,000	5.25%	8,400	700	1st	
5	5118 . Bucks County Bank	1,355,000	3.25%	44,038	3,670	15th	
6	5119 . Republic First Bank	488,000	3.25%	15,860	1,322		
7	5120 . Beneficial Savings Bank	2,399,000	3.75%	89,963	7,497	1st	
8	5126 . Valley National (Park Ave)	319,000	4.25%	13,558	1,130		
9	5142 . Madison Bank	2,605,000	3.50%	91,175	7,598		
10	5156 . VFC Partners	241,000	6.25%	15,063	1,255	1st	
11	5158 . Fox Chase Bank - Interest	1,339,000	3.25%	43,518	3,626		
12		15,103,000		530,268	44,189		
13							
14	Gelt Properties - Term						
15	Fox Chase				1,195	1st	
16	Beneficial				2,905	1st	
17	National Penn Bank				846	15th	
18	East Coast				666	1st	
19	Vist				821	1st	
20					6,433		
21							